

**AN ORDINANCE****BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE****AN ORDINANCE TO AMEND THE 2008 CITY OF ATLANTA STRATEGIC ACTION PLAN BY ADOPTING “ATLANTA BELTLINE MASTER PLAN SUB-AREA 5: FREEDOM PARKWAY”; AND FOR OTHER PURPOSES.**

**WHEREAS**, pursuant to 07-O-1946, the 2008 City of Atlanta Strategic Action Plan, adopted by the City Council on April 21, 2008 and approved by the Mayor on April 28, 2008, became the official comprehensive development plan of the City of Atlanta for the physical, social, and economic growth of the City as well as promote the public health, safety and general welfare of the City’s residents; and

**WHEREAS**, the BeltLine is one of the most comprehensive economic development efforts ever undertaken in the City of Atlanta and will combine greenspace, trails, transit, and new development along 22 miles of historic rail segments that encircle the urban core; and

**WHEREAS**, the BeltLine Master Plan consists of ten separate sub-areas; and

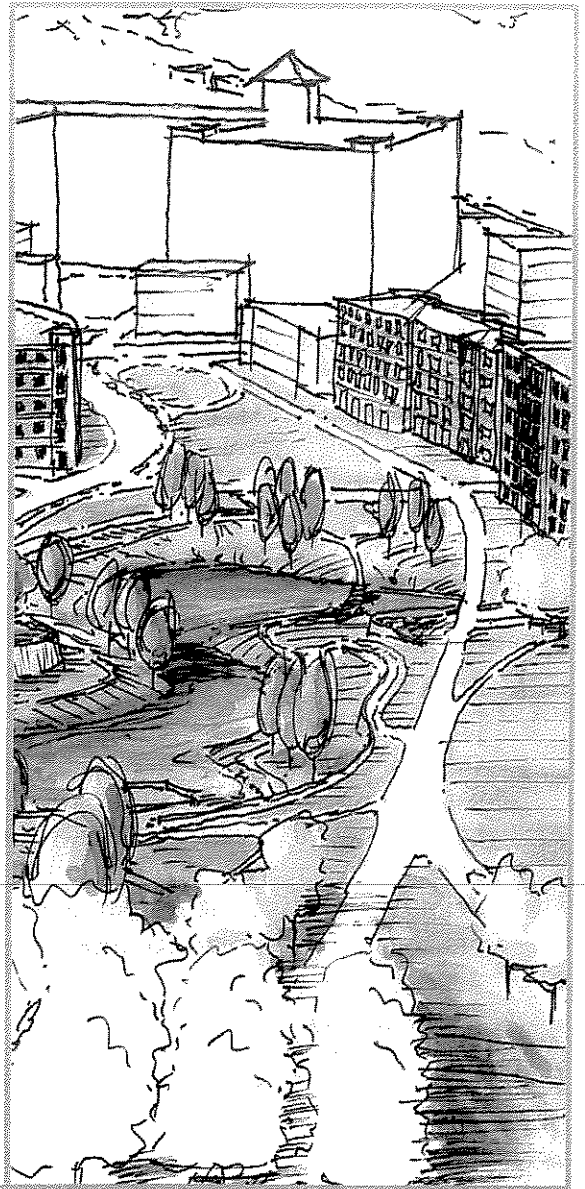
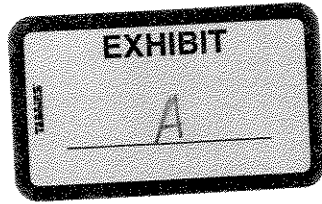
**WHEREAS**, Sub-area 5 of the BeltLine Master Plan, known as “Freedom Parkway”, is wholly or partially located in NPU M&N and council districts 2, 5 and 6; and

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**WHEREAS**, the Master Plan for Sub-area 5 has been completed and represents a collaborative effort between Atlanta BeltLine Inc., consultants from EDAW, Inc., Arcadis & APD, the Bureau of Planning, NPU’s, and neighborhoods.

**NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:**

**Section 1.** That the 2008 Atlanta Strategic Action Plan is hereby amended to include the document, attached hereto and incorporated herein by reference as exhibit “A”, entitled “Atlanta BeltLine Master Plan Sub-area 5: Freedom Parkway”.



## Atlanta BeltLine Master Plan

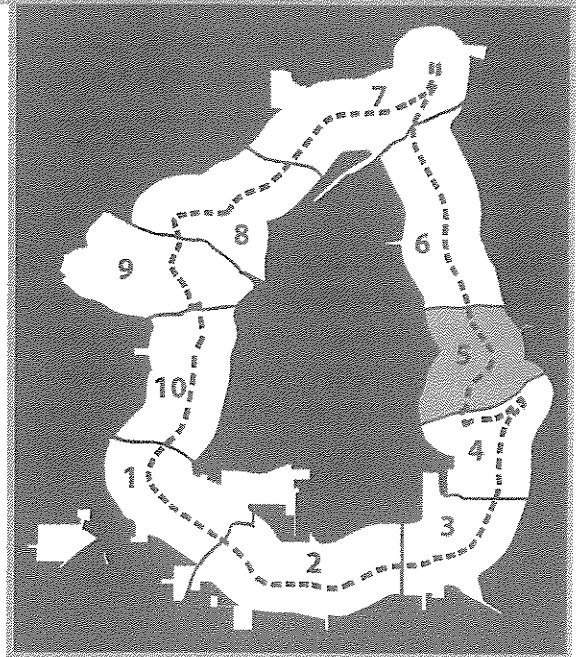
# SUBAREA 5

### FREEDOM PARKWAY

### Plan Recommendations Report

Prepared for  
Atlanta BeltLine, Inc.  
by EDAW, Inc., Arcadis & APD

August 18, 2008



# Executive Summary

## Study Overview

The intent of the subarea master planning process is to build on previous BeltLine and City of Atlanta planning efforts and establish the foundation for overall BeltLine project implementation by refining strategic-level recommendations related to parks, open space, mobility, circulation, land use, and urban design.

The specific purpose of the Subarea 5 Master Plan is to:

- reflect recent development activity;
- finalize the land use to be incorporated into the Atlanta Strategic Action Plan;
- review and refine the proposed street framework;
- complete a master plan for North Avenue Park and site and preliminary cost estimates for a stormwater detention facility within the park; and
- define streetscape, pedestrian and roadway projects and associated cost estimates.

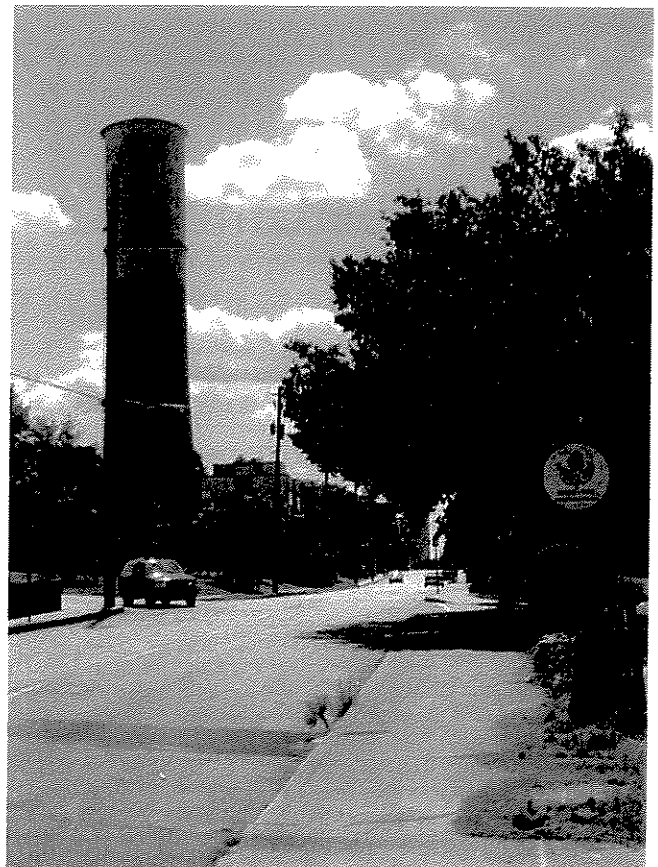
## Subarea Context

Subarea 5 includes all properties that are within a one-half mile buffer on either side of the BeltLine between Ponce de Leon Avenue to the north and DeKalb Avenue to the south. Properties outside this buffer that are within the designated BeltLine Tax Allocation District are also included in the study area (see Figure 01).

The study area is divided into two focus areas, the North Avenue Park Station Area and the Freedom Parkway Station Area. Figure 2 depicts these two areas, each identifiable by unique characteristics. The North Avenue Park Station Area is the area around the proposed North Avenue Park between Freedom Parkway and Ponce de Leon Avenue. The Freedom Parkway Station area consists of the area south of Freedom Parkway.

## Methodology and Community Input

The recommendations in this report reflect the results of detailed technical analyses as well as feedback from stakeholders engaged in the overall public participation process established for the BeltLine-wide master planning studies. The process has included the regular review of concepts by the Northeast Study Group and a more geographically focused Planning Committee that consists of neighborhood representatives, non-profit organizations, and business interests from Subarea 5. Each Study Group and Planning Committee has met three key milestones in the planning process based on the review of existing conditions, preliminary park/land use concepts and draft recommendations. The planning team also met with individual neighborhood groups throughout the effort to evaluate such concepts as the proposed North Avenue Park. The *Appendix* contains information on the specific meetings held during the Subarea 5 master planning process.



## Overview of Subarea Goals

As part of the engagement process with the Planning Committee and Study Group, the planning team identified the following specific goals for Subarea 5. These general goals inform the specific land use, parks, mobility, and connectivity recommendations of this Master Plan and will set an overarching framework for the implementation of future projects and policy actions.

### Land Use & Design

- Put highest density development close to transit stops
- Protect existing single family neighborhoods
- Protect historic structures and artifacts
- Promote public art
- Emphasize quality design
- Improve environmental quality

### Mobility

- Foster transit-supportive economic development along the BeltLine
- Maximize accessibility to BeltLine transit
- Minimize impacts of the BeltLine transit
- Mitigate traffic impacts of BeltLine redevelopment
- Create a network of sidewalks and trails
- Enhance street grid and improve street connectivity
- Provide disabled accessibility
- Minimize trail intrusion on existing neighborhoods
- Provide connectivity to all neighborhoods
- Emphasize pedestrian connectivity

### Parks & Greenspace

- Create a linear park system
- Maximize greenspace opportunities
- Include active and passive activities for people of all ages at all times
- Ensure parks are safe
- Create tree-filled parks and greenspaces
- Expand connections to parks and schools
- Make stormwater pond an amenity rather than an engineering solution

## Plan Summary

The recommendations are intended to reinforce four overarching themes guiding master plans in all of the BeltLine Subareas: redevelopment should be at a density sufficient to support public transit; design should celebrate the distinct character of the area through public art opportunities; the layout of streets should promote cross-BeltLine connectivity; and redevelopment should respect the existing historic context and promote the preservation of historic resources, wherever possible.

### Land Use & Design

Figure 03 shows the proposed land use for the study area. Recommendations include:

- Refined land use to increase density around transit stops at City Hall East, North Angier Street and the southern tip of the North Avenue Park
- Footprints for additional mixed use and residential development parcels within the BeltLine right-of-way
- Refined land uses that transition down to fit more compatibly within the existing single family neighborhoods
- Identification of public art efforts on the BeltLine or in close proximity to the corridor and refined urban design strategies to reinforce the local historic character of the Old Fourth Ward, Inman Park, and Poncey-Highland neighborhoods

### Mobility

Mobility recommendations in the study area include new streets, improved trail connections, and additional bike and pedestrian connections. (See Figures 04 and 05)

- The plan includes a refined street grid based on the street typology utilized across all BeltLine Subareas to enhance mobility and circulation as parcels redevelop. New streets include:
  - Four new cross-BeltLine Streets (Angier Springs Road extension to North Angier Avenue, Belgrade Avenue-North Angier Avenue Connector, Montag

Circle extension, and McGruder Street extension.)

Streets lining the eastern and western edges of North Avenue Park

BeltLine-parallel streets to access development parcels in the right-of-way  
Freedom Parkway underpass street

Elizabeth Street extension to connect with Freedom Parkway underpass street  
Willoughby Way and East Avenue

extensions to connect dead-end streets with Freedom Parkway underpass street.

Extension of Ford Place to connect with North Avenue

Extension of Somerset Terrace to connect with Ralph McGill Boulevard

Extension of North Angier Avenue to connect with Ralph McGill Boulevard

New streets to support redevelopment such as the Post Office site or the Alaska Avenue area

Additional PATH trail connectivity along the northern side of Freedom Parkway running from the intersection at Boulevard to the proposed North Avenue Park

Freedom Parkway trail connection down to

the BeltLine trail

A defined extension of the Freedom Parkway PATH trail from the intersection at Ralph McGill and connecting to the North Avenue Park

Additional bike and pedestrian links on Ralph McGill and Auburn Avenue

### ***Parks & Greenspace***

Figure 06 depicts the parks and greenspace recommendations for the study area. A summary of recommendations includes:

The proposed North Avenue Park reconfigured for a program that combines a sustainable stormwater detention facility with active and passive open space components

Additional open space opportunities identified at the historic tower on Irwin and Sampson Street; the triangle adjacent to DeKalb Avenue and Arlene Street; and the soccer fields in the parcels behind Euclid Avenue and Moreland Avenue





Figure 01 - BeltLine TAD and Subarea 5 Study Area



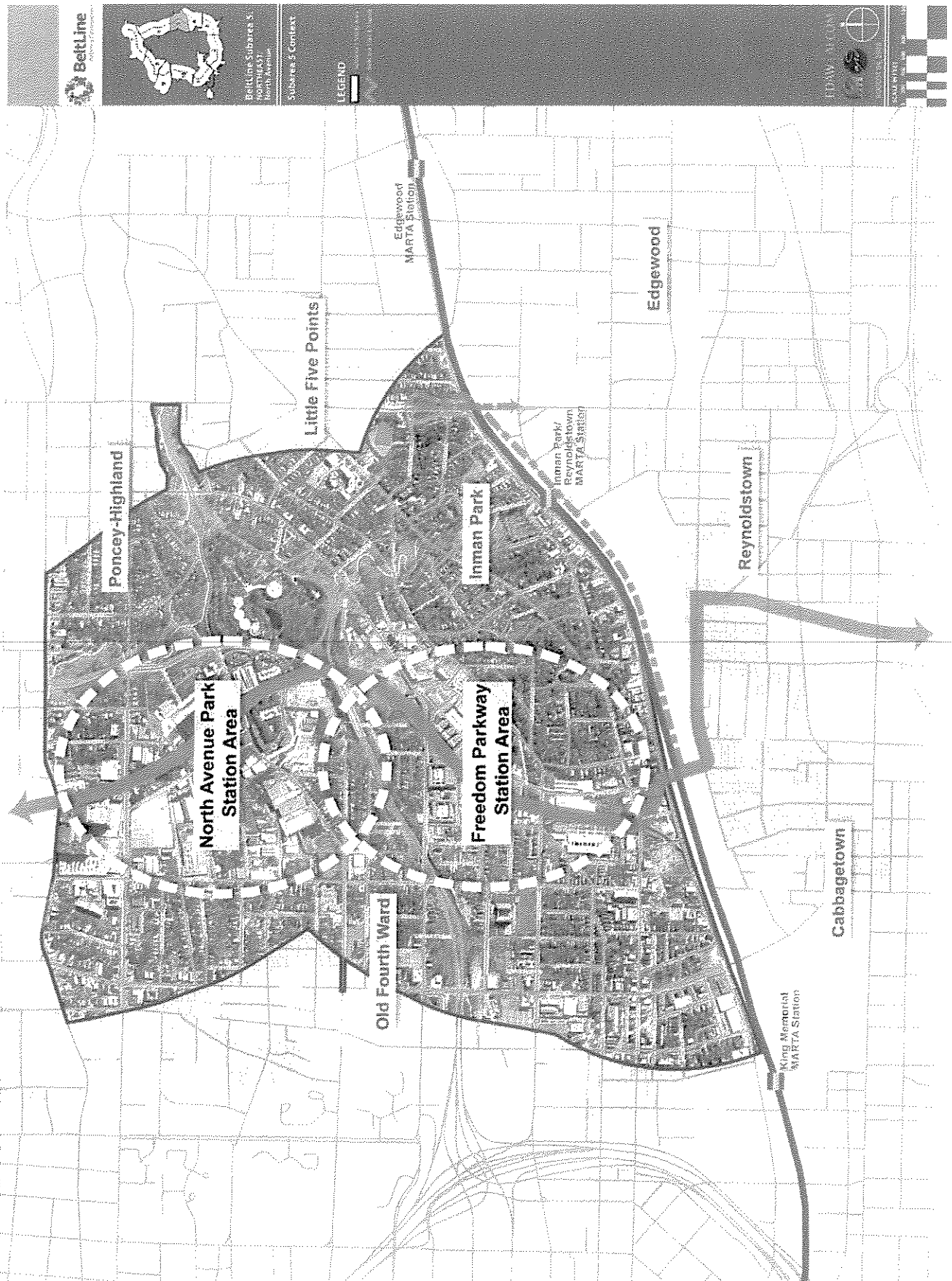


Figure 02 - BeltLine Subarea 5 Study Area and Station Areas





Figure 04 - Proposed Future Mobility Recommendations

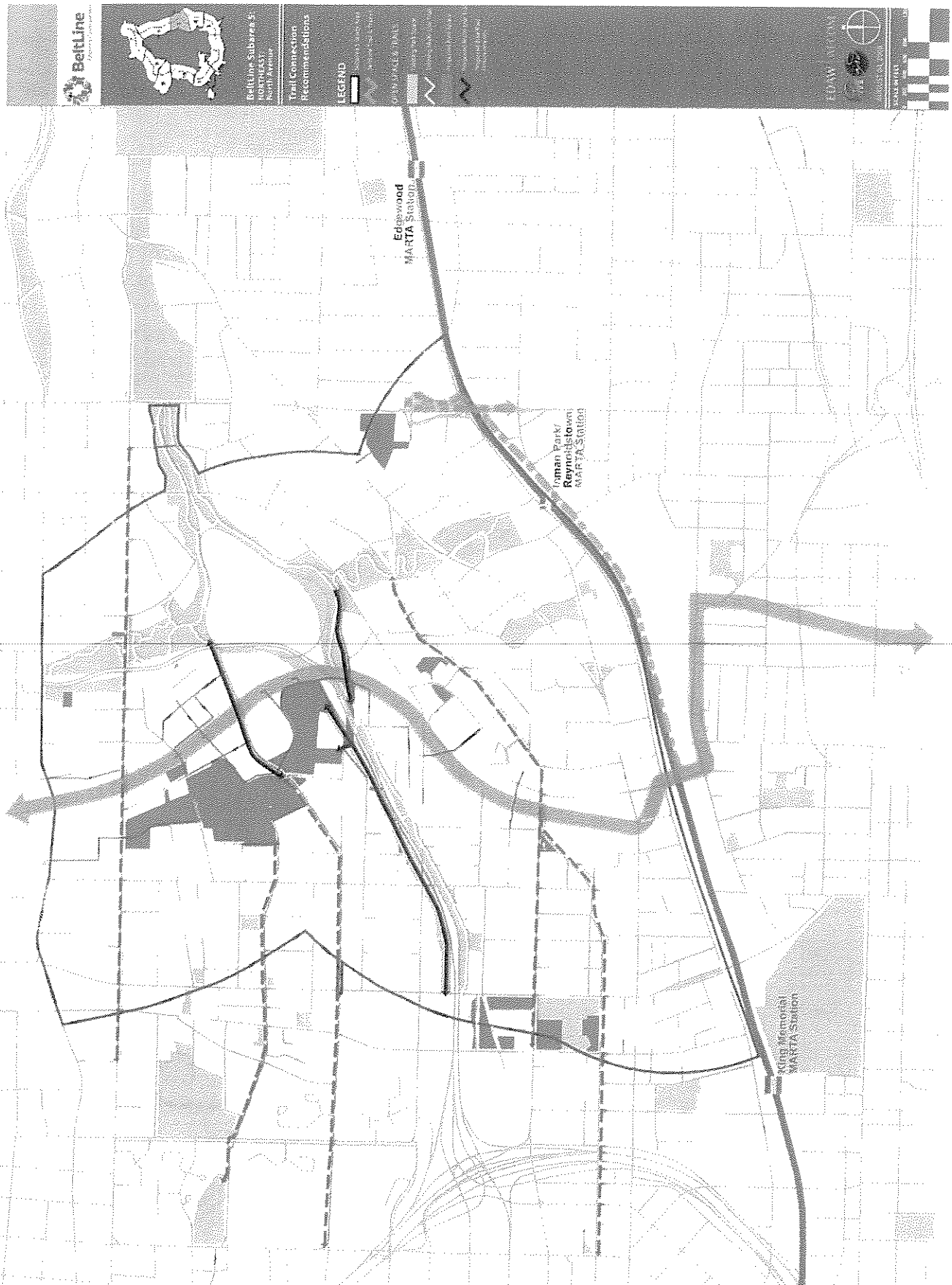
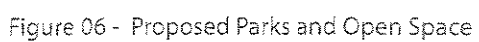
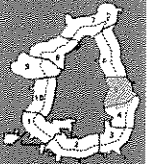
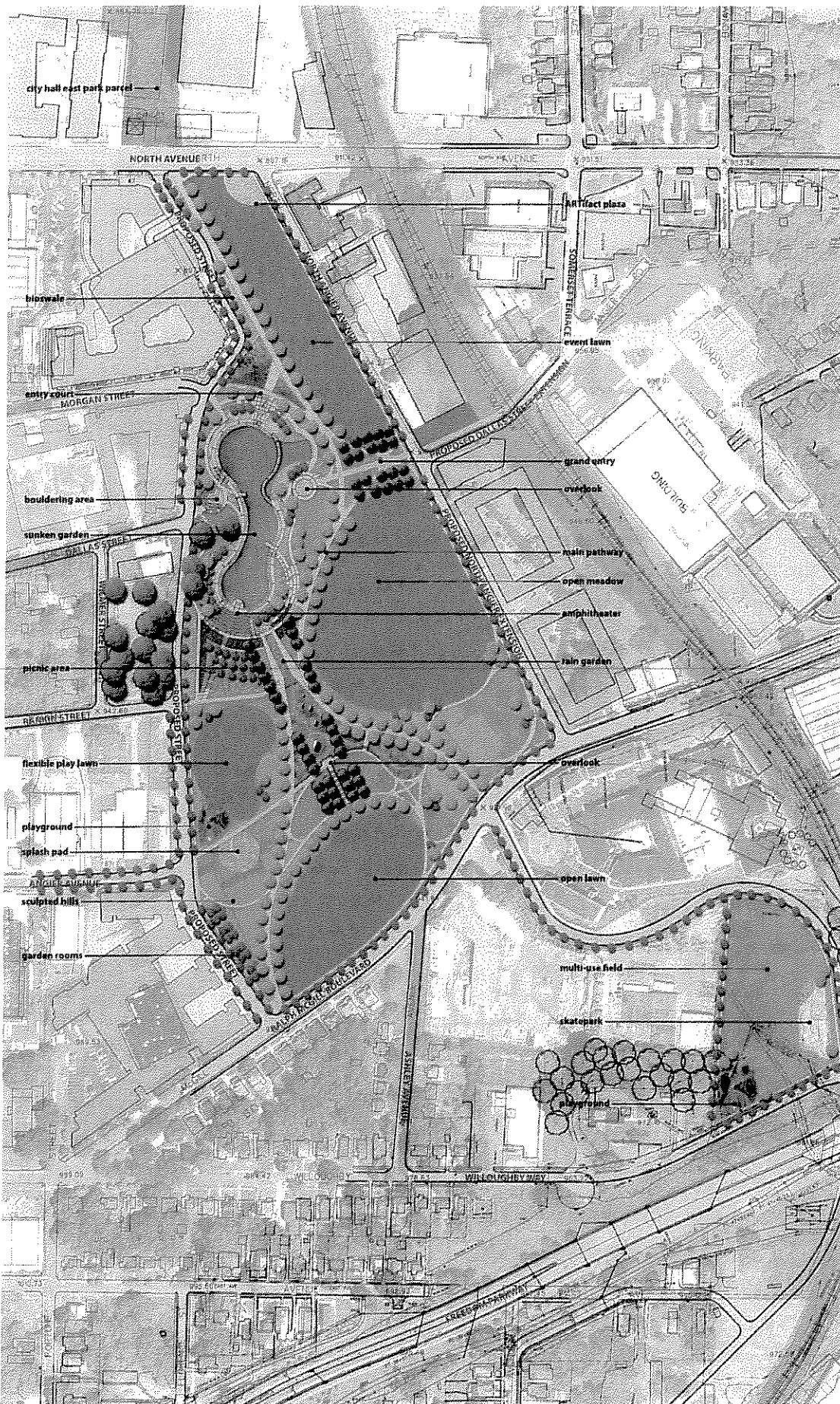


Figure 05 - Recommendations for Additional Trail Connections and Bicycle/Pedestrian Enhancements







**Part II: Legislative White Paper:** (This portion of the Legislative Request Form will be shared with City Council members and staff)

**A. To be completed by Legislative Counsel:**

**Committee of Purview:** CD/HR

**Caption:**

AN ORDINANCE

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

AN ORDINANCE TO AMEND THE 2008 CITY OF ATLANTA STRATEGIC ACTION PLAN BY ADOPTING "ATLANTA BELTLINE MASTER PLAN SUB-AREA 5: FREEDOM PARKWAY", AND FOR OTHER PURPOSES.

**Council Meeting Date:** 3/16/09

**Requesting Dept.:** DPCD

**FAC Confirmed by:** N/A

**B. To be completed by the department:**

**1. Please provide a summary of the purpose of this legislation (Justification Statement).**

***Example: The purpose of this legislation is to anticipate funds from a local assistance grant to purchase child safety seats.***

The purpose of this legislation is to adopt the Beltline Subarea 5 Masterplan, Freedom Parkway(see attachment A.)

**2. Please provide background information regarding this legislation.**

***Example: The task force of homelessness conducted a study regarding homelessness, its impact and consequences on the City. This resolution reflects the Mayor's desire to open a twenty-four hour center that will respond to the needs of the homelessness in Atlanta.***

The Beltline Project is a 22 mile loop of land around the City of Atlanta. The project area was divided into 10 subareas for planning and development purposes.



3. If Applicable/Known:

- (a) Contract Type (e.g. Professional Services, Construction Agreement, etc): NA
- (b) Source Selection:
- (c) Bids/Proposals Due:
- (d) Invitations Issued:
- (e) Number of Bids:
- (f) Proposals Received:
- (g) Bidders/Proponents:
- (h) Term of Contract:

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4. Fund Account Center (*Ex. Name and number*):

Fund: \_\_\_\_\_ Account: \_\_\_\_\_ Center: \_\_\_\_\_

5. Source of Funds: *Example: Local Assistance Grant* NA

6. **Fiscal Impact:** Beltline development project funding will come from the funds generated by the Beltline Tax Allocation District.

*Example: This legislation will result in a reduction in the amount of \_\_\_\_\_ to Fund Account Center Number \_\_\_\_\_.*

7. Method of Cost Recovery: NA

*Examples:*

- a. Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Garnett Brown

Contact Number: x6724

Originating Department: Planning and Community Development

Committee(s) of Purview: CDHR

Chief of Staff Deadline: January 14, 2009

Anticipated Committee Meeting Date(s): March 10, 2009

Anticipated Full Council Date: March 16, 2009

Legislative Counsel's Signature: 

 Commissioner Signature: 

Chief Procurement Officer Signature: \_\_\_\_\_

**CAPTION**

**AN ORDINANCE**

**BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**


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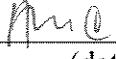

FINANCIAL IMPACT (if any): Not Applicable

Mayor's Staff Only

Received by CPO: \_\_\_\_\_  
(date)

Received by LC from CPO: \_\_\_\_\_  
(date)

Received by Mayor's Office: 1/14/09   
(date)

Reviewed by:  1/14/09   
(date)

Submitted to Council: 1/15/09  
(date)